

FEE COMPARISON - PLANNING AND ZONING

Example A: Oak Ridge Crossing

Background

Oak Ridge Crossing is a single-family detached residential subdivision located west of Oak Ridge Road on the north side of 156th Street.

The subject site consists of approximately forty (40) acres and yields ninety-three (93) lots.

Processes

The subject site underwent the following processes:

Change in Zoning

Development Plan Review

Subdivision Primary Plat Review

Subdivision Secondary Plat Review

Annexation

Westfield Fees

Zoning	\$1,450
D.P.R	\$1,050
Plat	\$2,875
Final Plat	\$1,280
Annexation	\$ -0-
Total	\$6,655

Fees w/ Proposed Update

<i>Zoning</i>	<i>\$1,550</i>
DPR	\$1,050
Plat	\$2,875
<i>Final Plat</i>	<i>\$2,675</i>
<i>Annexation</i>	<i>\$1,000</i>
Total	\$9,150

Comparative Jurisdictions

Fishers	\$4,575
Westfield	\$6,655
Noblesville	\$6,965
Zionsville	\$14,900
Carmel	\$27,865

Comparative w/ Proposed Update

Fishers	\$4,575
Noblesville	\$6,965
Westfield	\$9,150
Zionsville	\$14,900
Carmel	\$27,865

FEE COMPARISON - PLANNING AND ZONING

Example B: Centennial North PUD

Background

The Centennial North PUD is located north of 156th Street and east of Ditch Road.

The subject site consists of approximately one hundred fifty-seven (157) acres and would yield a maximum of three hundred and eighty (380) dwellings.

Processes

The subject site underwent the following processes:

PUD Zoning

Development Plan Review

Subdivision Primary Plat Review

Subdivision Secondary Plat Review

Annexation

Westfield Fees

Zoning	\$4,200
D.P.R	\$2,700
Plat	\$10,050
Final Plat	\$4,150
Annexation	\$ -0-
Total	\$21,100

Fees w/ Proposed Update

<i>Zoning (PUD)</i>	<i>\$4,500</i>
<i>DPR (MF)</i>	<i>\$2,950</i>
Plat	\$10,050
<i>Final Plat</i>	<i>\$9,850</i>
<i>Annexation</i>	<i>\$1,000</i>
Total	\$28,350

Comparative Jurisdictions

Fishers	\$14,700
Noblesville	\$18,665
Westfield	\$21,110
Zionsville	\$23,650
Carmel	\$81,792

Comparative w/ Proposed Update

Fishers	\$14,700
Noblesville	\$18,665
Zionsville	\$23,650
Westfield	\$28,350
Carmel	\$81,792

FEE COMPARISON - PLANNING AND ZONING

Example C - Other Notes

- ✓ Neighboring jurisdictions are charging fees for items that Westfield has been either providing without a fee or including in the overall review fee. Examples of this include:
 - Re-review fees (C, F)
 - Traffic Study review and Traffic Impact Analysis review (C)
 - Waivers (C, F)
 - Condominium documents and plat review (C)
 - Annexations (F)
 - Subcommittee Review (F)
 - Zoning confirmation letters (C, F, N)
- ✓ Other jurisdictions establish reductions in fees for municipalities, institutions, and other non-profit organizations. Westfield's administrative code allows some fees to be waived or reduced, but not those associated with Development Plan Review.

RECOMMENDED CHANGES

- ✓ Add an annexation fee
- ✓ Add a re-review fee for all petition types
- ✓ Add a provision reducing non-profit/institutional/municipal filing fee
- ✓ Add a Condominium / HPR review fee
- ✓ Add a Zoning Confirmation Letter fee

FEE COMPARISON - BOARD OF ZONING APPEALS

Example D: Two Use Variances

Background

This example uses a hypothetical parcel in the AG-SF-1 District requesting permission to operate a landscaping and contracting business.

Westfield Fees

First Variance	\$450
Second	\$ 50
Total	\$500

Fees w/ Proposed Update

<i>First Variance</i>	<i>\$550</i>
Second	\$50
Total	\$600

Comparative Jurisdictions

Carmel	\$2,778
Carmel Non-Res	\$2,778
Zionsville Non-Res	\$1,025
Noblesville	\$525
Westfield	\$500
Zionsville	\$325
Fishers	\$250

Comparative w/ Proposed Update

Carmel	\$2,778
Carmel Non-Res	\$2,778
Zionsville Non-Res	\$1,025
Westfield	\$600
Noblesville	\$525
Zionsville	\$325
Fishers	\$250

Notable

- ✓ Other jurisdictions establish differing fees based on the nature of the request - non-residential requests are charged higher fees. Residential requests are charged lower fees in these jurisdictions.

FEE COMPARISON - BOARD OF ZONING APPEALS

Example E: Two Variances of Development Standards

Background

This example uses a hypothetical parcel in the AG-SF-1 District requesting a reduced side yard setback for an accessory building, and requesting an increase in accessory building height.

Westfield Fees

First Variance	\$450
Second	\$ 50
Total	\$500

Fees w/ Proposed Update

<i>First Variance</i>	<i>\$550</i>
Second	\$50
Total	\$600

Comparative Jurisdictions

Carmel Non-Res	\$1,556
Zionsville Non-Res	\$650
Westfield	\$500
Noblesville	\$370
Carmel	\$353
Zionsville	\$325
Fishers	\$300

Comparative w/ Proposed Update

Carmel Non-Res	\$1,556
Zionsville Non-Res	\$650
Westfield	\$600
Noblesville	\$370
Carmel	\$353
Zionsville	\$325
Fishers	\$300

Notable

- ✓ Other jurisdictions establish differing fees based on the nature of the request - non-residential requests are charged higher fees. Residential requests are charged lower fees in these jurisdictions.

FEE COMPARISON - BOARD OF ZONING APPEALS

Example F: Special Exception

Background

This example uses a hypothetical parcel in the AG-SF-1 District requesting a single Special Exception to allow a wireless communications facility (cellular tower).

Westfield Fees

First Exception	\$450
Total	\$450

Fees w/ Proposed Update

<i>First Exception</i>	<i>\$550</i>
Total	\$550

Comparative Jurisdictions

Carmel	\$1,389
Carmel Non-Res	\$945
Zionsville	\$625
Westfield	\$450
Noblesville	\$420
Fishers	\$250

Comparative w/ Proposed Update

Carmel	\$1,389
Carmel Non-Res	\$945
Zionsville	\$625
Westfield	\$550
Noblesville	\$420
Fishers	\$250

Notable

- ✓ Other jurisdictions establish differing fees based on the nature of the request - non-residential requests are charged higher fees. Residential requests are charged lower fees in these jurisdictions.
- ✓ Other jurisdictions establish pre-acre fees depending on the nature of the Special Exception.

FEE COMPARISON - BOARD OF ZONING APPEALS

Example G: Administrative Appeal

Background

This example uses a hypothetical appeal of an adverse Administrative Determination.

Westfield Fees

First Appeal	\$450
Total	\$450

Fees w/ Proposed Update

<i>First Appeal</i>	<i>\$550</i>
Total	\$550

Comparative Jurisdictions

Westfield	\$450
Zionsville	\$300
Carmel	\$139
Noblesville	\$100
Fishers	\$ 0

Comparative w/ Proposed Update

Westfield	\$550
Zionsville	\$300
Carmel	\$139
Noblesville	\$100
Fishers	\$ 0

FEE COMPARISON - BUILDING PERMIT FEES

Example H: 5,000 Square Foot single-family detached structure

Background

A hypothetical 5,000 square foot dwelling.

Westfield Fees

1 st 100 Sq Ft	\$200
Per sq ft fee	\$0.06
Fees for 4K sq ft	\$440
C of O	\$30
Inspections	\$140
Total	\$610

Fees w/ Proposed Update

1 st 100 Sq Ft	\$350
Per sq ft fee	\$0.10
Fees for 4K sq ft	\$750
C of O	\$50
Inspections	\$200
Total	\$1,000

Comparative Jurisdictions

Westfield	\$610
Noblesville	\$710
Fishers	\$1,050
Zionsville	\$1,175
Carmel	\$1,189

Comparative w/ Proposed Update

Noblesville	\$710
Westfield	\$1,000
Fishers	\$1,050
Zionsville	\$1,175
Carmel	\$1,189

FEE COMPARISON - BUILDING PERMIT FEES

Example I: 10,000 Square Foot commercial / industrial structure

Background

A hypothetical 10,000 square foot non-residential structure.

Westfield Fees

Permit Fee	\$250
Per sq ft fee	\$0.10
Fees for 10K sq ft	\$1,000
C of O	\$30
Inspections	\$260
Total	\$1,540

Comparative Jurisdictions

Westfield	\$1,540
Fishers	\$1,550
Noblesville	\$1,590
Zionsville	\$1,675
Carmel	\$2,931

Fees w/ Proposed Update

<i>Permit Fee</i>	<i>\$325</i>
Per sq ft fee	\$0.10
Fees for 10K sq ft	\$1,000
<i>C of O</i>	<i>\$100</i>
<i>Inspections</i>	<i>\$400</i>
Total	\$1,825

Comparative w/ Proposed Update

Fishers	\$1,550
Noblesville	\$1,590
Zionsville	\$1,675
Westfield	\$1,825
Carmel	\$2,931